

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CREATE A MAJOR SUBDIVISION ON THE PROPERTY OF LAUREL RIDGE DEVELOPMENT, INC. LOCATED AT OLD GRAHAM RD, PITTSBORO, NC AND BEARING PIN# 9744-00-06-0729 & AKPAR: 82018 WITH DEED REFERENCES OF BOOK 1367 PAGE 1148 AND PLAT REFERENCE OF BOOK 2008 PAGE 203 OF THE CHATHAM COUNTY REGISTRY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
- THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (m).
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION.
- RIGHT-OF-WAY (R/W) IS SHOWN BY DASHED LINES.
- AREA(S) CALCULATED BY THE COORDINATE METHOD.
- ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FOUND FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED HEREON.
- NO HORIZONTAL GRID CONTROL FOUND WITHIN 2000 FEET OF SURVEY. GRID TIE BY GPS / NC VIRS. COLONIAL PIPELINE SHOULD BE CONTACTED AT 1-800-925-7473 BY THE LAND OWNER OR LAND OWNERS AGENT BEFORE ANY CONSTRUCTION OR ONSITE DEVELOPMENT OCCURS.

SURVEY CONTROL / GRID TIE NOTES

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 1:10,000
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORKS (RTK)
- DATE OF GPS SURVEY: JULY 24, 2019
- HORIZONTAL DATUM: NAD83 (2011) NC STATE PLANE COORDINATE SYSTEM
- VERTICAL DATUM: NAVD83
- PUBLISHED/FIXED CONTROL USE:
 - NAME: JORDAN LAKE CORP ARS PL: DL3891
 - LATITUDE: 35°48'52.4984"N DYNAMIC HEIGHT: 44.996 m
 - LONGITUDE: 079°02'03.92766"W GEOID HEIGHT: -31.428 m
 - ELEVATION: 83.764 m / 254.00 ft EPOCH: 2010.00
- GEOD MODEL: GEOID 12B
- COMBINED FACTOR: 0.999992602
- UNITS: U.S. SURVEY FEET
- POINT OF LOCALIZATION: CE GROUP PT #2 (PKN)
- GPS ANTENNA: SPECTRA SP 80 (SERIAL: 8591355008)
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED IN TRIMBLE BUSINESS CENTER.

ABBREVIATIONS

- AG ABOVE GROUND
- BM BOOK OF MAPS
- CSF COMBINED SCALE FACTOR
- DB DEED BOOK
- EX EXISTING
- IPF IRON PIPE FOUND
- NCSR NORTH CAROLINA STATE ROAD
- NF NOW OR FORMERLY
- PG PAGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- WI WITH

SURVEY REFERENCES

- DEED BOOK 1934 PAGE 643
- DEED BOOK 1755 PAGE 977
- DEED BOOK 1367 PAGE 1148 (CURRENT)
- DEED BOOK 1281 PAGE 389
- DEED BOOK 357 PAGE 650
- PLAT BOOK 13 PAGE 37
- PLAT BOOK 90 PAGE 265
- PLAT BOOK 2007 PAGE 125
- PLAT BOOK 2008 PAGE 202
- PLAT BOOK 2008 PAGE 203 (CURRENT)
- PLAT BOOK 2017 PAGE 58

PROPERTY DATA

CURRENT OWNER: LAUREL RIDGE DEVELOPMENT, INC.
 SITE ADDRESS: OLD GRAHAM ROAD, PITTSBORO, NC
 PIN: 9744-00-06-0729 AKPAR: 82018
 PARCEL AREA (PER DB 1367 PG 1148): 68.144 ACRES

FLOOD CERTIFICATION

UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9734 & 9744 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), BEARING MAP# 3710974300K & 3710974400K, DATED NOVEMBER 17, 2017: THE SUBJECT PROPERTY LIES IN ZONE "AE", WHICH IS AN AREA DETERMINED TO BE INSIDE THE REGULATORY FLOODWAY, THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.



SCALE: 1" = 120' (Horiz.)

LINE LEGEND

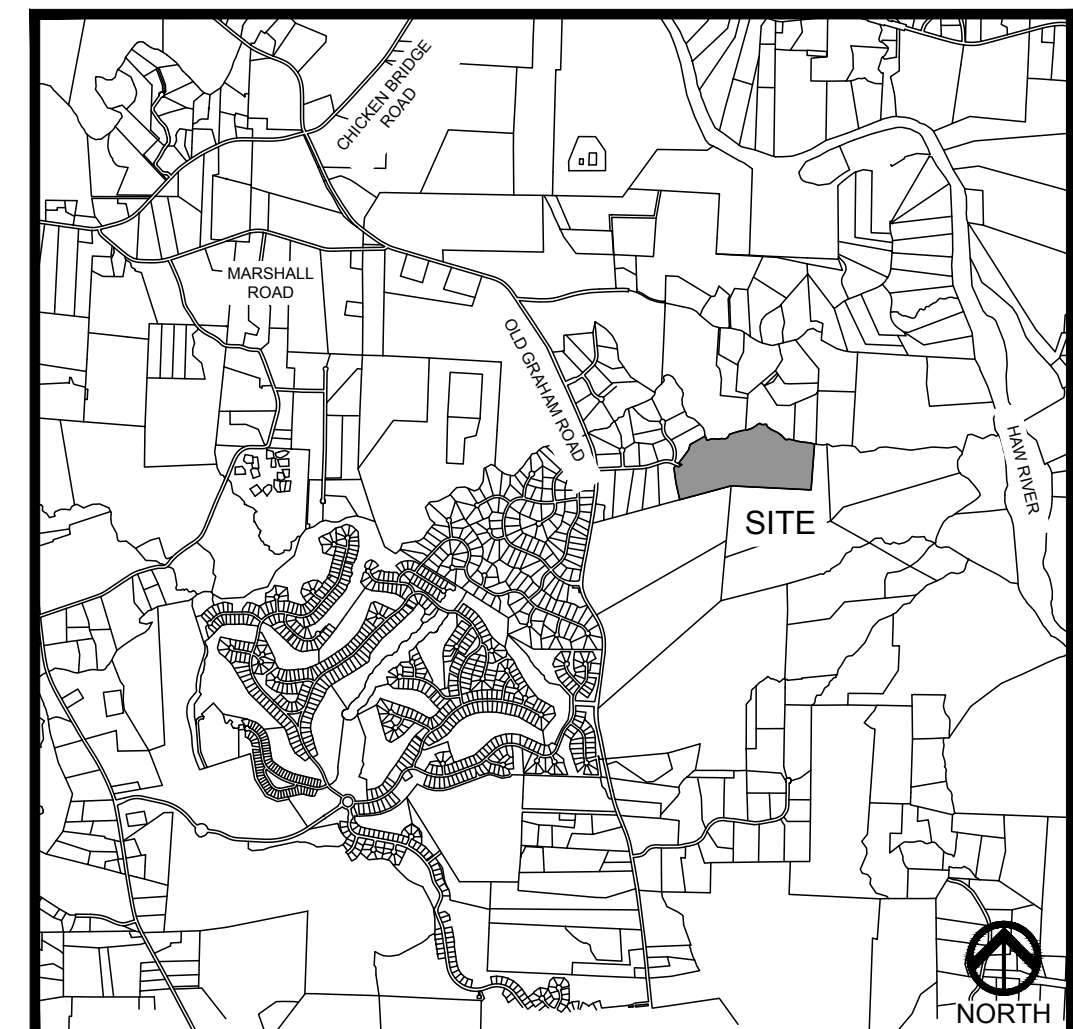
(Solid line)	PROPERTY LINE (PL)
(Dashed line)	PL NOT SURVEYED
(Dashed line with 'R/W')	RIGHT-OF-WAY LINE
(Dashed line)	EASEMENT
(Dashed line)	TOP EDGE OF BANK
(Dashed line)	CENTERLINE OF CREEK
(Dashed line)	RIPARIAN BUFFER
(Dashed line)	VOLUNTARY RIPARIAN BUFFER
(Dashed line)	FLOODWAY
(Dashed line)	100 YEAR FLOOD LINE
(Dashed line)	500 YEAR FLOOD LINE
(Dashed line)	WETLAND BOUNDARY

SYMBOL LEGEND

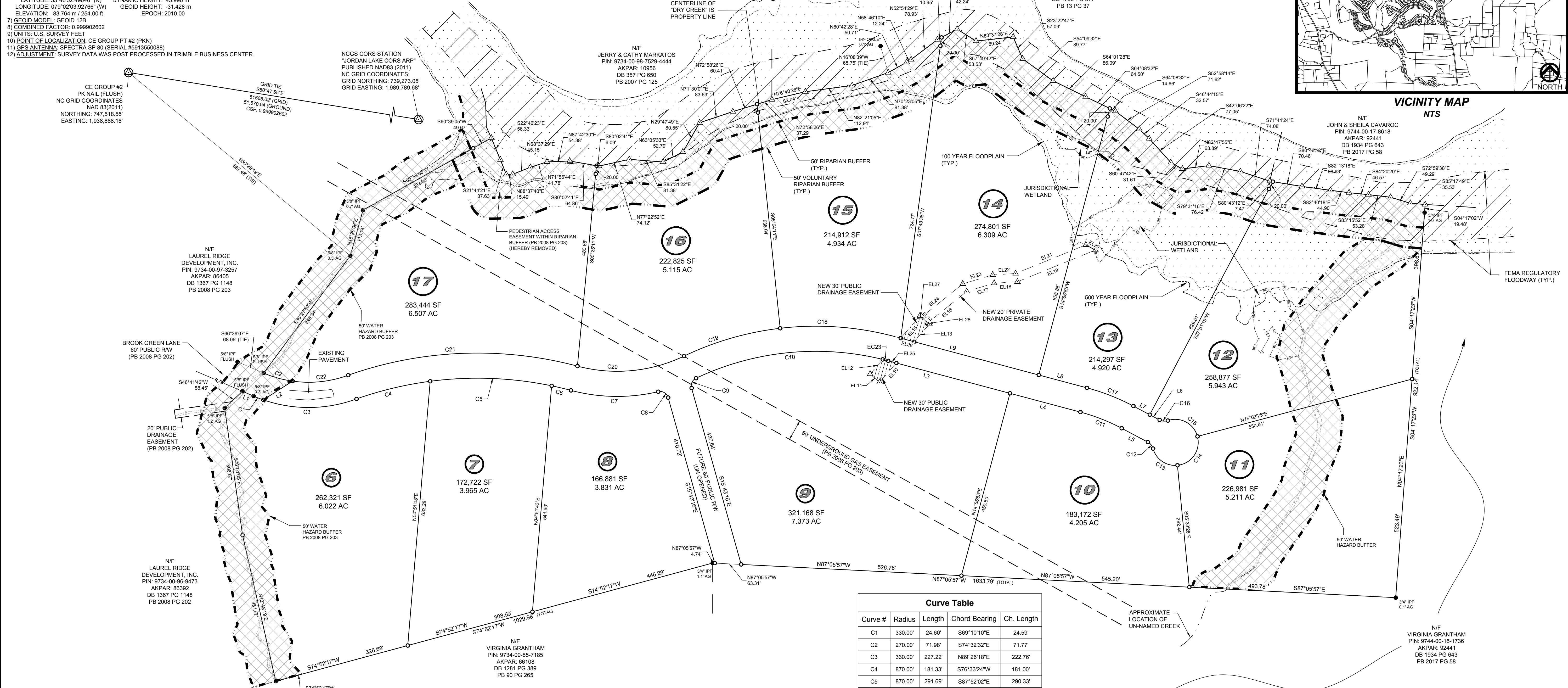
(Circle with dot)	PROPERTY CORNER FOUND
(Circle with 'X')	PROPERTY CORNER SET
(Triangle)	COMPUTED POINT
(Circle with 'D')	DATUM CONTROL POINT

HATCH LEGEND

(Diagonal lines)	FLOOD HAZARD AREA
(Diagonal lines)	FLOODWAY AREA
(Diagonal lines)	RIPARIAN BUFFER
(Diagonal lines)	PUBLIC DRAINAGE EASEMENT
(Diagonal lines)	JURISDICTIONAL WETLAND



VICINITY MAP NTS



LOT AREA TABLE

TRACT / LOT	PRE-SUBDIVISION	POST-SUBDIVISION	AREA INSIDE BUFFER	AREA INSIDE STREAM	TOTAL USABLE AREA					
LOT 6	0.00 AC	0.5F	262,321 SF	6,022 AC	37,162 SF	0.863 AC	1,874 SF	0.045 AC	260,347 SF	6.022 AC
LOT 7	0.00 AC	0.5F	172,722 SF	3,965 AC	0.5F	0.4C	0.5F	0.4C	172,722 SF	3,965 AC
LOT 8	0.00 AC	0.5F	166,881 SF	3,831 AC	0.5F	0.4C	0.5F	0.4C	166,881 SF	3,831 AC
LOT 9	0.00 AC	0.5F	321,168 SF	7,373 AC	0.5F	0.4C	0.5F	0.4C	321,168 SF	7,373 AC
LOT 10	0.00 AC	0.5F	183,172 SF	4,205 AC	0.5F	0.4C	0.5F	0.4C	226,981 SF	5,211 AC
LOT 11	0.00 AC	0.5F	226,981 SF	5,211 AC	0.5F	0.4C	0.5F	0.4C	226,981 SF	5,211 AC
LOT 12	0.00 AC	0.5F	258,877 SF	5,943 AC	0.5F	0.4C	0.5F	0.4C	258,877 SF	5,943 AC
LOT 13	0.00 AC	0.5F	214,297 SF	4,920 AC	0.5F	0.4C	0.5F	0.4C	214,297 SF	4,920 AC
LOT 14	0.00 AC	0.5F	274,801 SF	6,309 AC	0.5F	0.4C	0.5F	0.4C	274,801 SF	6,309 AC
LOT 15	0.00 AC	0.5F	214,912 SF	4,934 AC	0.5F	0.4C	0.5F	0.4C	214,912 SF	4,934 AC
LOT 16	0.00 AC	0.5F	222,825 SF	5,115 AC	0.5F	0.4C	0.5F	0.4C	222,825 SF	5,115 AC
LOT 17	0.00 AC	0.5F	283,444 SF	6,507 AC	0.5F	0.4C	0.5F	0.4C	283,444 SF	6,507 AC

Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
C1	330.00'	24.60'	S69°10'10"E	24.59'
C2	270.00'	71.98'	S74°32'32"E	71.77'
C3	330.00'	227.22'	N89°26'18"E	222.76'
C4	870.00'	181.33'	S76°33'24"W	181.00'
C5	870.00'	291.69'	S87°52'02"E	290.33'
C6	870.00'	47.51'	N76°41'52"W	47.50'
C7	430.00'	210.44'	S89°09'13"E	208.35'
C8	20.00'	30.53'	N59°26'51"W	27.65'
C9	20.00'	28.08'	S24°29'36"W	25.83'
C10	670.00'	470.37'	N84°49'12"E	460.77'
C11	470.00'	106.01'	N68°36'23"W	105.78'
C12	25.00'	20.32'	N38°51'40"W	19.76'
C13	55.00'	76.78'	S55°34'03"E	70.69'
C14	55.00'	95.42'	N34°44'28"E	83.89'
C15	55.00'	90.00'	N61°50'10"W	80.29'
C16	25.00'	20.32'	S85°25'43"E	19.76'
C17	530.00'	119.54'	N68°36'23"W	119.29'
C18	730.00'	275.69'	S85°53'13"E	274.05'
C19	730.00'	240.29'	N73°51'51"E	239.21'
C20	370.00'	261.10'	N84°39'02"E	255.72'
C21	930.00'	556.43'	N87°43'34"E	548.17'
C22	270.00'	134.79'	N83°57'10"E	133.39'

Easement Line Table

Line #	Direction	Length
EL10	S40°52'03"W	60.90'
EL11	S49°07'57"E	30.00'
EL12	S40°52'03"W	46.17'
EL13	S40°43'08"W	55.53'
EL14	S49°16'52"E	30.00'
EL15	N40°43'08"E	70.03'
EL16	S51°07'25"W	119.48'
EL17	S73°19'26"W	68.38'
EL18	S86°31'12"W	55.67'
EL19	S67°51'57"W	200.85'

Easement Line Table

Line #	Direction	Length
EL20	S61°03'00"E	25.70'
EL21	N67°51'57"E	181.42'
EL22	N86°31'12"E	54.70'
EL23	N73°19'26"E	74.62'
EL24	N51°07'25"E	127.07'
EL25	N75°04'05"W	20.14'
EL26	N75°04'05"W	33.32'
EL27	S49°16'52"E	4.83'
EL28	N49°16'52"W	4.83'

Line Table

Line #	Direction	Length
L1	S66°23'06"E	29.20'
L2	N57°28'59"E	83.19'
L3	S75°04'05"E	301.36'
L4	N75°04'05"W	174.14'
L5	N62°08'41"E	70.81'
L6	S62°08'41"E	26.55'
L7	S62°08'41"E	44.26'
L8	S75°04'05"E	118.98'
L9	S75°04'05"E	341.35'

Easement Curve Table

Curve #	Radius	Length	Chord Bearing	Ch. Length
EC23	670.00'	13.28'	N75°38'09"W	13.28'

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE), HEREBY CERTIFY THAT I AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S) / AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF REVIEW OFFICER

STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM
 REVIEW OFFICER OF CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER
 DATE

NORTH CAROLINA
 COUNTY
 I, _____ A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 2020.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

"I, JAMIE SHANE STRICKLAND, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE.

THIS _____ DAY OF _____ A.D., 2020.
PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES
 JAMIE SHANE STRICKLAND, PLS N.C. LICENCE NUMBER: L-4669

I, JAMIE SHANE STRICKLAND, HEREBY CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES

NO.	REVISIONS	DATE
1.	ADDED 50' VOLUNTARY RIPARIAN BUFFER (100' TOTAL) TO DRY CREEK.	12/18/2020

CE GROUP
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 RALEIGH, NC 27603
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 FAX: 919-322-0032
 www.cegroupinc.com
 License # C-1739

**MAJOR SUBDIVISION
 LAUREL RIDGE - PHASE 1B**
 PROPERTY OF
LAUREL RIDGE DEVELOPMENT, INC.
 HADLEY TOWNSHIP - CHATHAM COUNTY - NORTH CAROLINA

Survey Date: JUNE 1, 2020
 Scale: 1" = 120'
 Drawn: TM
 Checked: JSS
 Project No. 120-69
 Computer Dwg. Name 120-69_Major_Ph1b.dwg
 Sheet No: 1 Of 1